



PROPERTY ONE

# ORLEANS TOWER

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## FULL FLOOR LEASING OPPORTUNITIES

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## PROPERTY INFORMATION | Executive Summary

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### PROPERTY SUMMARY

**Available SF:**

SUITE 800 - 19,379 RSF

SUITE 1200 - 19,392 RSF

SUITE 1600 - 19,556 RSF

**Lease Rate:**

Starting at \$14.50 per RSF  
FULL SERVICE

**Building Size:**

378,895 SF

**Year Built:**

1977

**Renovated:**

2016

**Market:**

New Orleans-Metairie

**Sub Market:**

Central Business District

**Cross Streets:**

Poydras Street & Loyola Avenue

### PROPERTY OVERVIEW

1340 Poydras is now Orleans Tower. Its new owners have a great track record of quality and efficient property management. The building provides Class A amenities at Class B pricing.

The location is perfect for companies seeking a downtown location with easy ingress/egress. Great for sales firms, engineering groups or anyone who leaves the office and returns multiple times a day, including businesses desiring to be near City Hall and/or the state tenants in Benson Tower next door.

Plenty of low cost parking is available 1/2 block away at the Super Dome parking garage, making the building ideal for any tenant who wants to be downtown and requires more than the standard downtown parking ratio. As an added bonus, there are 16 designated free visitor parking spaces available on the adjacent side street right outside the door!

This section of Poydras Street is a thriving resurgent downtown location, near the Mercedes-Benz Superdome, Smoothie King Center and Champions Square with abundant pedestrian traffic and nearby lunch destinations.

The attentive onsite Management Team has implemented numerous building improvements with multiple projects currently planned or underway, creating and maintaining a wonderful work environment for all tenants and interested parties.

### PROPERTY HIGHLIGHTS

- An excellent value for CBD office space
- Wonderful location with virtually unlimited access to low cost Superdome parking
- Easy quick Interstate access
- Attentive onsite Landlord Management Team
- Blazing fast internet speeds available - building is prewired with optic fiber cable

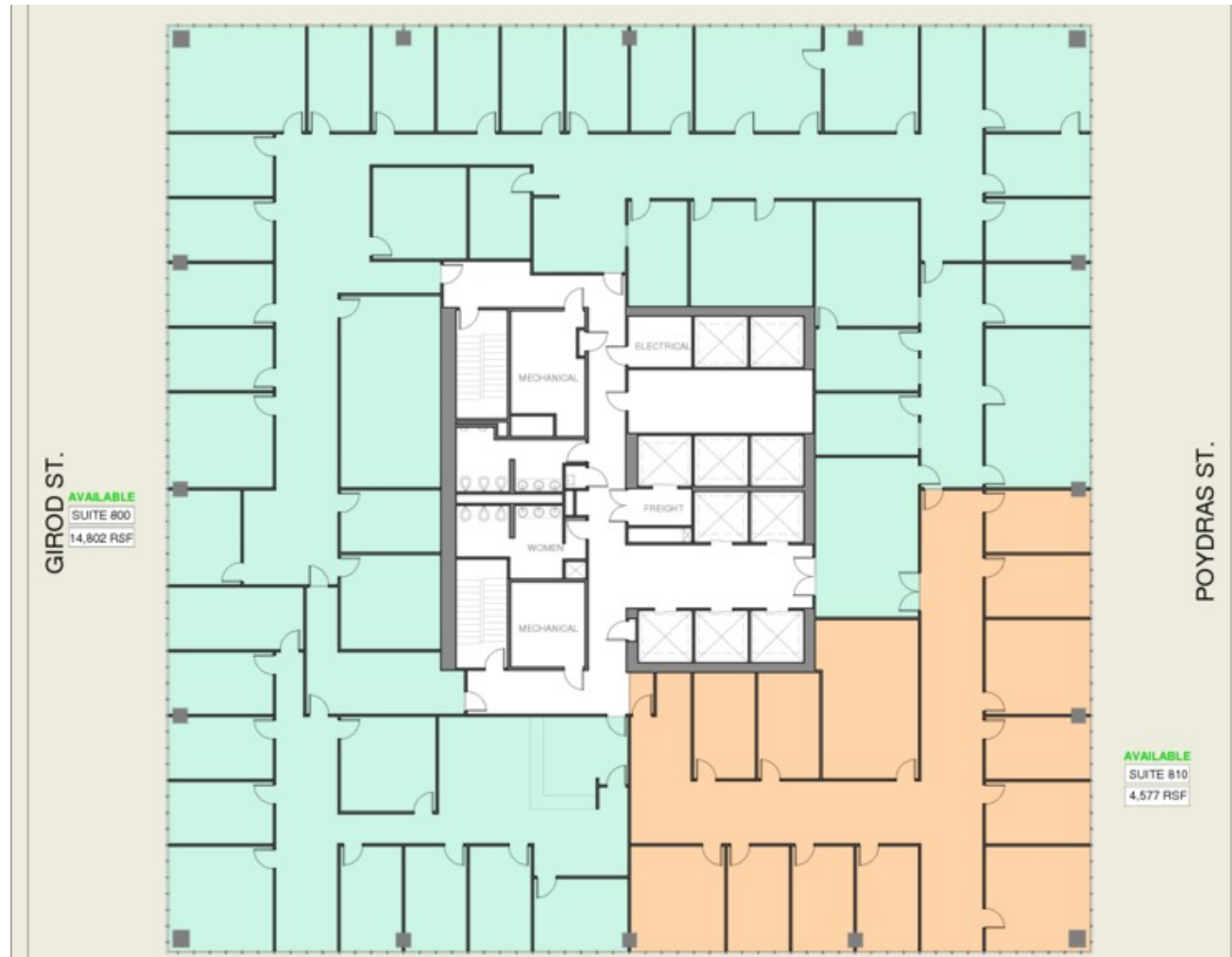
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**SUITES 800 & 810** | Total Floor Plan: 19,379 RSF (Available)



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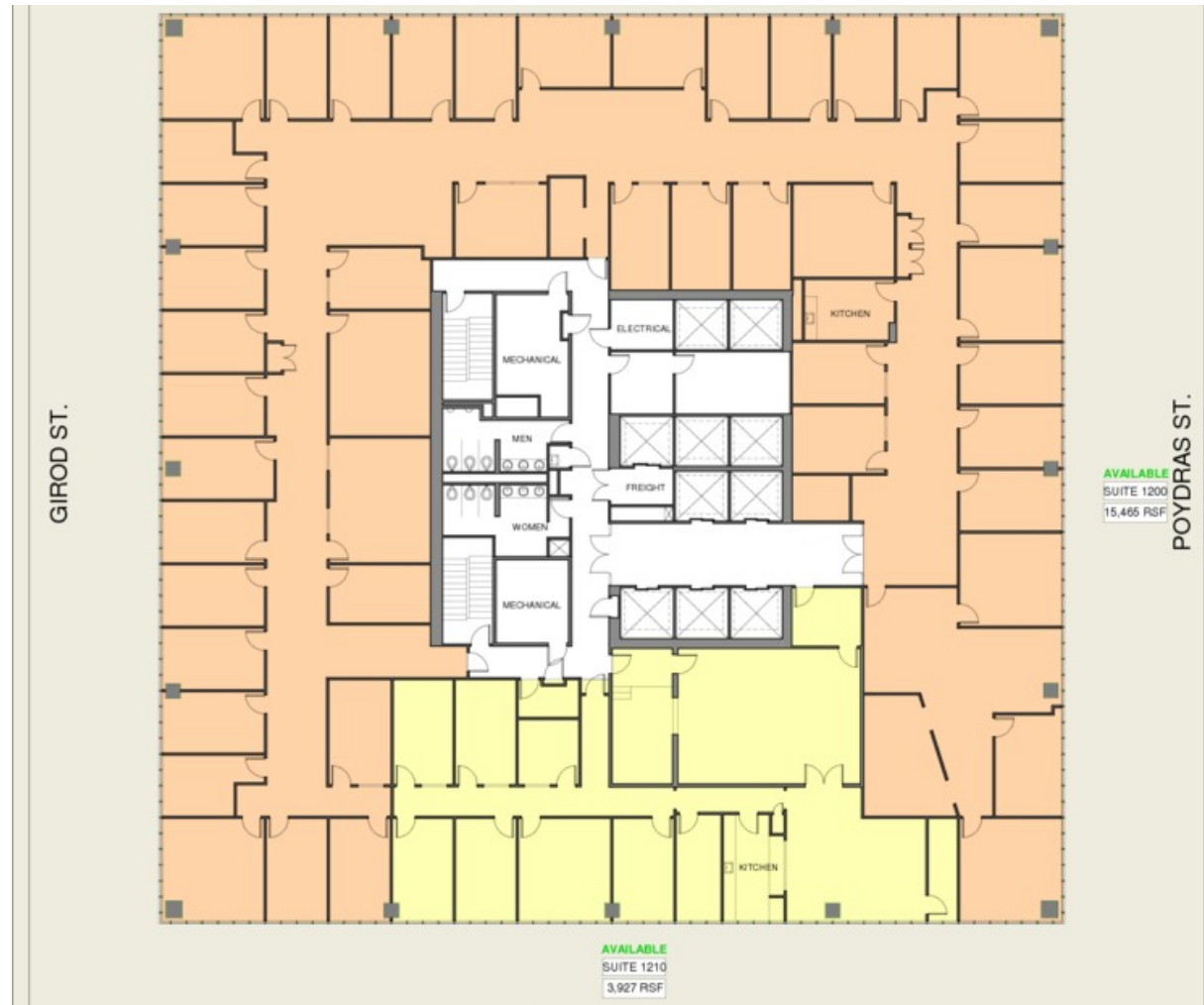




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**SUITES 1200 & 1210** | Total Floor Plan: 19,392 RSF (Available)



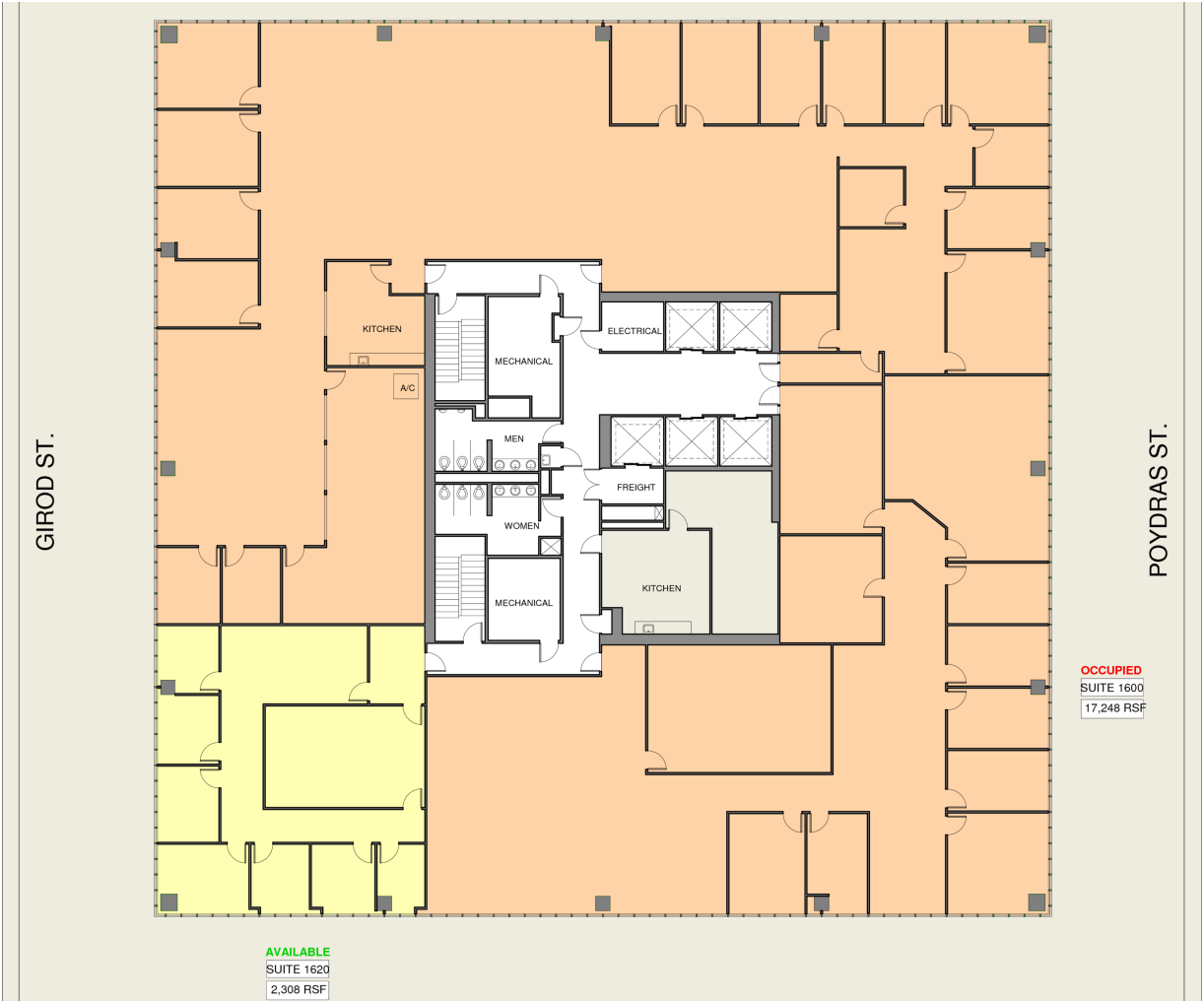
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SUITES 1600 & 1620 | Total Floor Plan: 19,556 RSF (Available)







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**ADDITIONAL PHOTOS** | Orleans Tower Lobby & recently added 21st Floor office space

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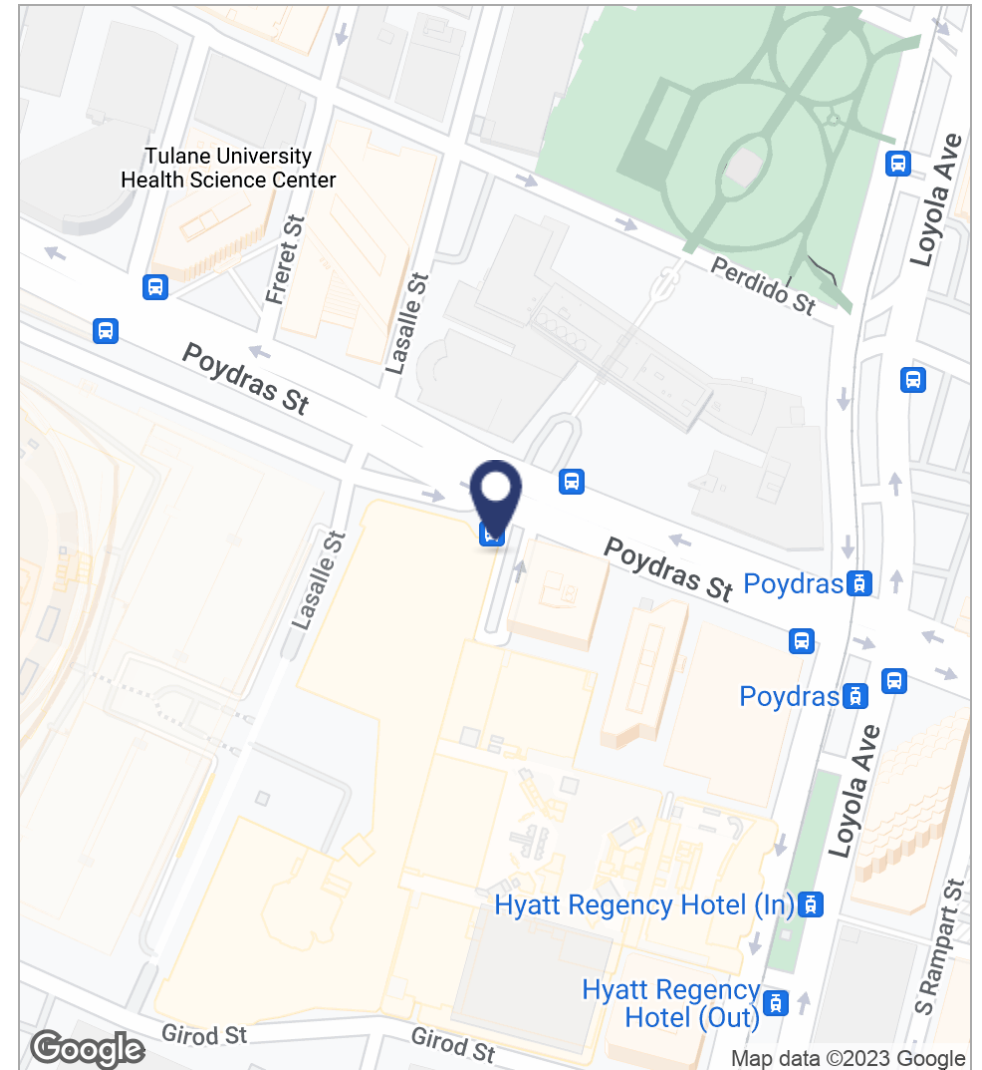
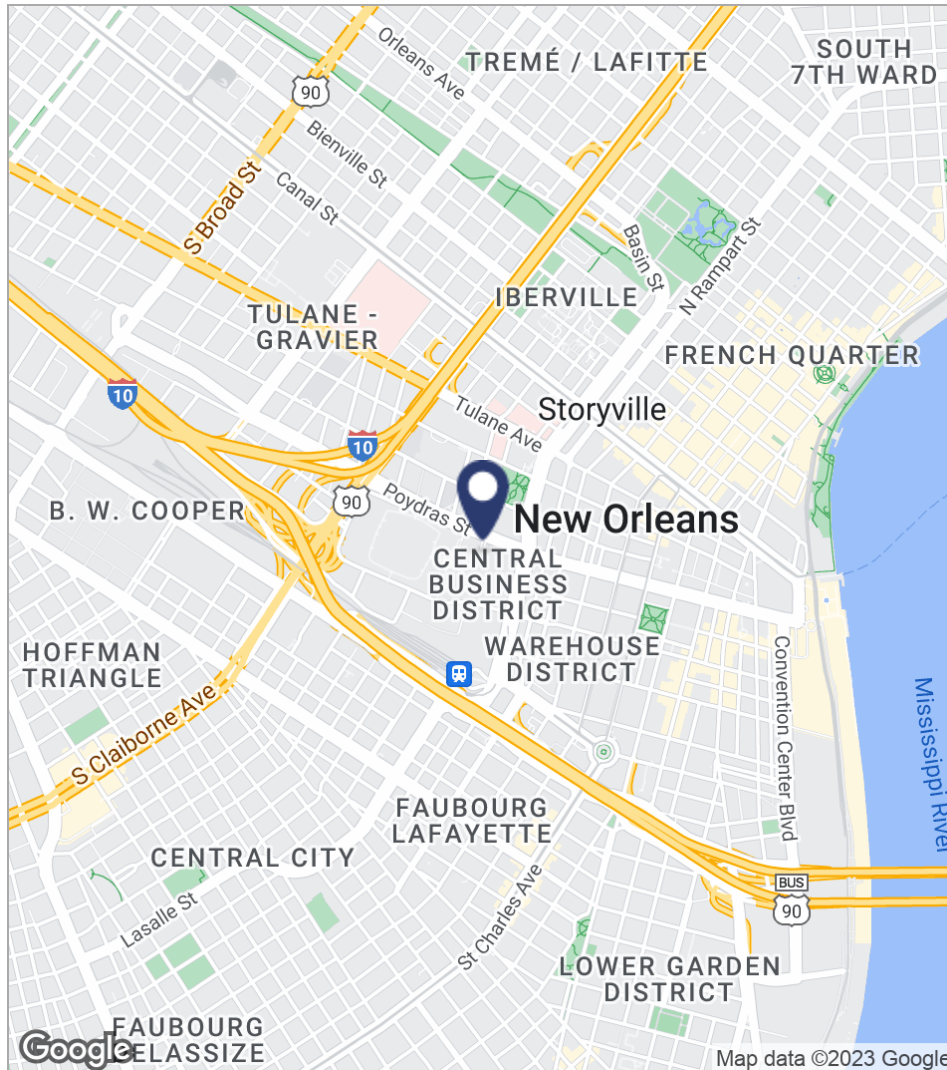




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PROPERTY INFORMATION | Location Maps

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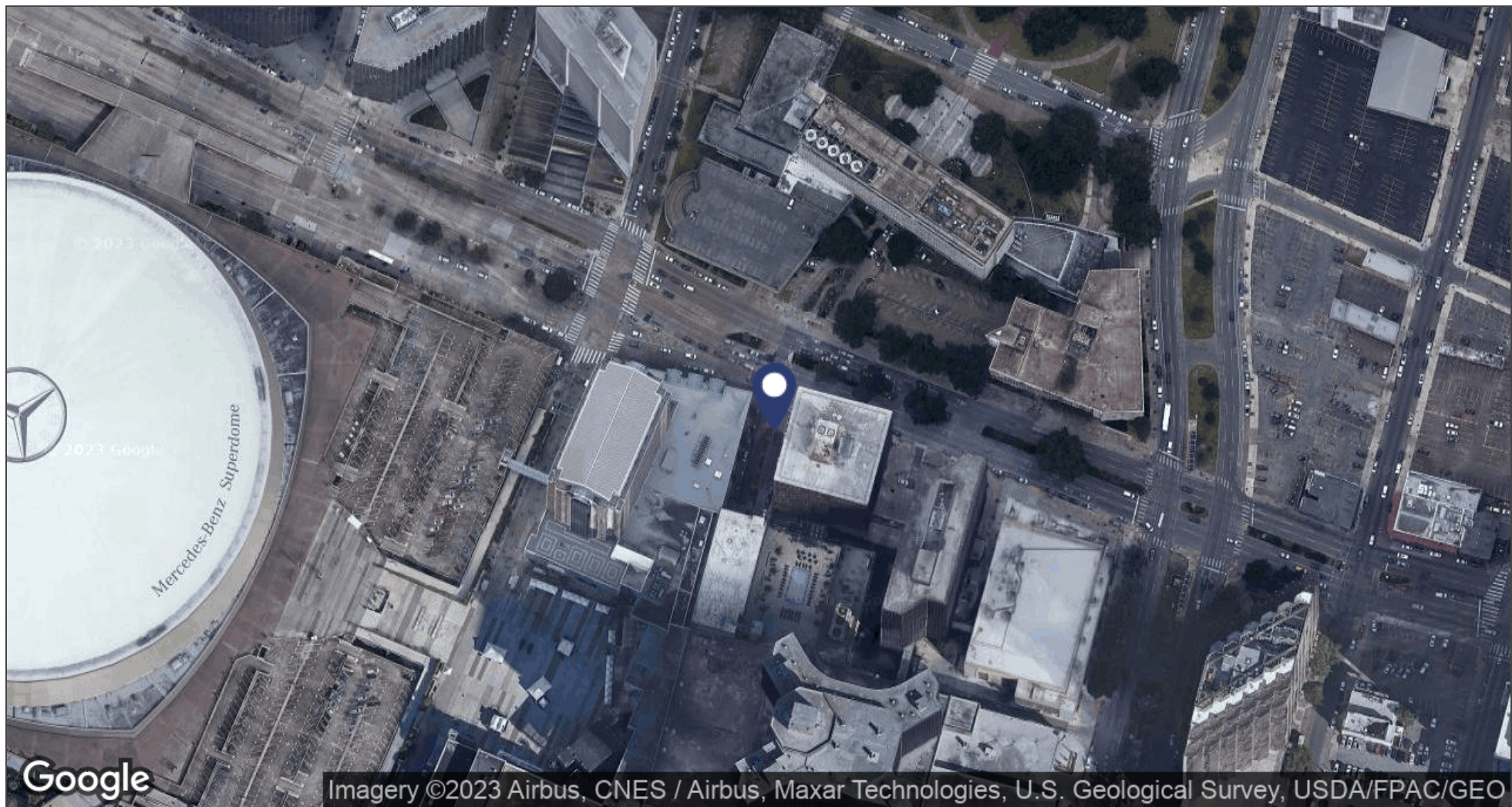




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PROPERTY INFORMATION | Aerial Map



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## PROPERTY INFORMATION | Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	5,889	66,440	131,633
Total persons per hh	1.9	2.3	2.5
Average hh income	\$48,840	\$57,797	\$59,959
Average house value	\$351,428	\$272,979	\$274,402

	1 MILE	3 MILES	5 MILES
Total population	11,286	155,445	322,925
Median age	37.6	36.9	37.0
Median age (male)	34.9	36.2	35.9
Median age (female)	40.4	38.1	38.2

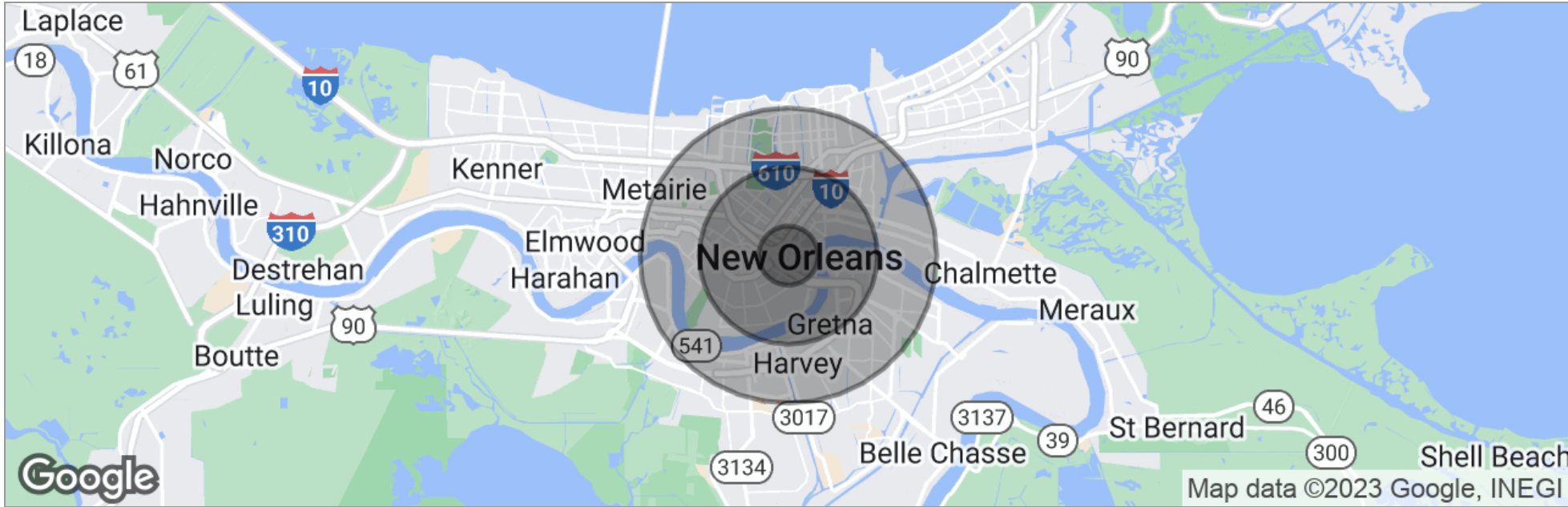
\* Demographic data derived from 2020 ACS - US Census



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PROPERTY INFORMATION | Demographics Map

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	1 Mile	3 Miles	5 Miles
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Population Density	3,592	5,498	4,112
Median Age	37.6	36.9	37.0
Median Age (Male)	34.9	36.2	35.9
Median Age (Female)	40.4	38.1	38.2
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